



Fire Department Plan Review Requirements for Townhouse & One - and Two - Family Dwelling Projects January 2017

Types of projects which require Fire Department Review ◊ 9 ▼	Type of Review ►	Fire Sprinkler	Fire Access	Fire Hydrants †	Fire Flow †
A} New construction of dwelling(s) on a lot that is vacant and has never been built on before.		X	X	X	X
B} A new 2 nd dwelling unit detached from an existing dwelling.		X	X	X	X
C} A refurbished or rebuilt dwelling on an existing lot where a previous dwelling was built that results in the Gross Floor Area* exceeding 3,600 square feet (sf). This includes new construction on existing foundations (whole or partial) including raised floor foundation systems.		X	X	X	X
D} An addition to an existing townhouse or one- or two-family dwelling that results in the Gross Floor Area* exceeding 3,600 sf if the addition is ≥ 500 sf will prompt a fire department review of the building and site as if the entire site is new construction. ‡		X	X	X	X

X – Required.

† - 2016 California Fire Code – Sections 902.1/202 – “FIRE AREA” The aggregate floor area enclosed and bounded by fire walls, fire barriers, exterior walls or horizontal assemblies of a building. Areas of the building not provided with surrounding walls shall be included in the fire area if such areas are included within the horizontal projection of the roof or floor next above.

‡ - City of San Jose Ordinance – San Jose Municipal Code section 17.12.620 modifying CFC 903.2.

* - 2016 California Fire Code – Section 1002.1/202 – “FLOOR AREA, GROSS” The floor area within the inside perimeter of the exterior walls of the building under consideration, exclusive of vent shafts and courts, without deduction for corridors, stairways, closets, the thickness of interior walls, columns or other features. The floor area of a building, or portion thereof, not provided with surrounding exterior walls shall be the usable area under the horizontal projection of the roof or floor above. The gross floor area shall not include shafts with no openings or interior courts.

◊ - Unless required by San Jose Ordinance as summarized in the chart as “D”, an automatic residential fire sprinkler system shall **NOT** be required when additions or alterations are made to existing townhouses or one-or two-family dwellings that do not already have an automatic fire sprinkler system installed.

9 - The California Residential Code requires any new dwelling to be protected by sprinklers without regard to size. Assembly Bill 1069 Allows Efficiency Units to be built without sprinklers. In accordance with AB1069, SJFD accepts detached units less than 500 sf to be constructed without sprinklers. This is in keeping with our ordinance for attached construction (See D above).